**STATE OF TENNESSEE**
**COUNTY OF**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $266,500.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 5th day of August, 2004.

Notary Public

JOHN COBB ROCHFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 1/27/07

**WARRANTY DEED**

**THIS INSTRUMENT WAS PREPARED BY**

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 08/06/04 08:54 2pgs
Fees:13.00 Taxes:986.05
20040806-0094781

ADDRESS NEW OWNER(S) AS FOLLOWS:
William L. Campbell and Anastasia Campbell
6022 Sedberry Road
Nashville, Tennessee 37205

SEND TAX BILLS TO:
~~NEW OWNER~~ America's Wholesale Lender
4500 Park Granada
Calabasas, CA 91302

MAP-PARCEL NUMBERS:
116-130-A-004.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James J. Keras and wife, Catherine C. Keras** hereinafter referred to as Grantors, hereby transfers and conveys to **William L. Campbell and wife, Anastasia Campbell** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being building Site No-36-B as shown on plat of Sedberry Place, of record in plat book 5050, page 15, which is a condominium plat of Lot 35 and Lot 36 of Harding Park, Section II, and recorded in plat book 4860, page 103, Register's Office for Davidson County, Tennessee. Said plat of Sedberry Place does not specifically refer to "Sedberry Place", but the plat which is of record in Plat Book 5050, Page 15, in said Register's Office, is also to be known as a plat of "Sedberry Place" , a condominium.

Being the same property conveyed to James J. Keras and wife, Catherine C. Keras by Warranty Deed from Ted Welch, Trustee of record in book 5208, page 984, Register's Office for Davidson County, Tennessee, dated October 13, 1977.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plat of record in Plat Book 5050, Page 15, which amends book 4860, page 103, Register's Office for Davidson County, Tennessee.

Easement for Water Sewer of record in Book 5028, Page 155, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 5115, Page 935, Register's Office for Davidson County, Tennessee.

Master Deed of record in Book 5095, Page 181, Book 5103, page 727, book 5173, page 527, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 5103, Page 727, book 5095,page 198, Register's Office for Davidson County, Tennessee.

Rules and Regulations appearing of record in book 5095, page 215, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2004, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 6022 Sedberry Road, Nashville, Tennessee 37205.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 5th day of August, 2004.

James J. Keras

**James J. Keras**

Catherine C. Keras

**Catherine C. Keras**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James J. Keras and Catherine C. Keras, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained. Witness my hand and official seal this 5th day of August, 2004.

Notary Public

11136-BW

My Comm. Expires - 11-22-05

R. BARRETT, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN